



112 BROAD PARK ROAD
OFFERS OVER **£250,000**

Link Detached Dormer Bungalow Needing Modernisation
BERE ALSTON

MILLER TOWN & COUNTRY
Part of Smart Property Group



- >> Dormer Bungalow in Need of Modernisation
- >> Accommodation w/ Potential to Change Layout
- >> Two Double Bedrooms
- >> Upstairs Double Bedroom/Reception Room
- >> Living Room, Dining Room, Kitchen, Bathroom
- >> Garden, Garage, Driveway
- >> No Onward Chain

The Property

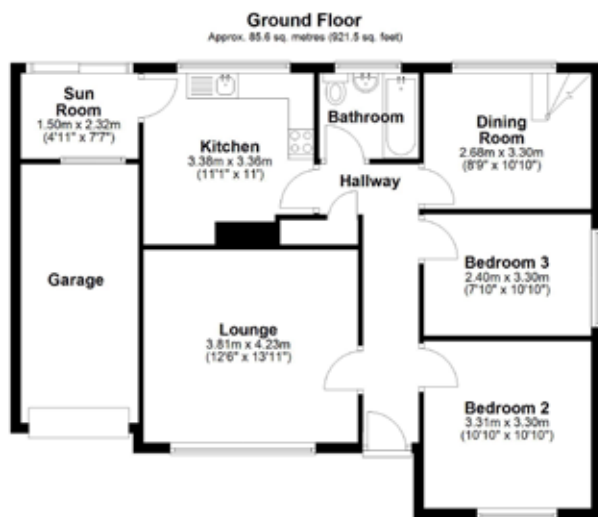
Situated on the fringe of the popular village of Bere Alston, this dormer style bungalow offers plenty of natural light throughout and a green outlook. Although in need of modernisation, the ground floor offers spacious rooms with flexible usage and plenty of potential to change the layout subject to the necessary permission. Along with two double bedrooms, there is a large living room with picture window overlooking the front, adjacent to the kitchen overlooking the rear, with a dining room having been created by the addition of the stairs to the dormer room. This upstairs room which has been used as a large bedroom, has a great view, and could also be used as a living room if preferred.



Outside

At the front there is a driveway for two cars and a single garage. A pathway leads to the front door and a lawned area with shrub borders. This could also be converted to further parking if required. The path then continues to the side where there is another flower bed, and onto the rear garden with is laid mostly to lawn with mature fruit trees and shrubs, and walled boundary.

























Total area: approx. 123.3 sq. metres (1327.7 sq. feet)

Location

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Agents Note: Mines and mineral rights excluded

KEY INFORMATION

-  3 Bedrooms
-  1 Bathroom
-  1 Reception Room
-  Driveway, single garage
-  Not Listed
-  Heating: Gas
-  Utilities: Mains electric, water, drainage and gas
-  Restrictions: None known
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: C (70)
-  Council Tax Band: D
-  Tenure: Freehold
-  Broadband: FTTP
*Per Ofcom
-  Mobile Signal: Likely
*Per Ofcom
-  Not suitable for wheelchair users

Miller Town & Country

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VIEWING: Strictly through the vendor's sole agents

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These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

